093.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,100 / 637,100
					USE VALUE:	637,100 / 637,100
					ASSESSED:	637,100 / 637,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEONARDOS VIRGINIA
Owner 2:	
Owner 3:	
Street 1:	43 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,447 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5447.000	225,800	2,900	408,400	637,100
Total Card	0.125	225,800	2,900	408,400	637,100
Total Parcel	0.125	225,800	2,900	408,400	637,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.50 | /Parcel: 510.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,900	2900	5,447.	408,400	637,200	637,200	Year End Roll	12/18/2019
2019	101	FV	201,700	2900	5,447.	414,200	618,800	618,800	Year End Roll	1/3/2019
2018	101	FV	201,700	2900	5,447.	309,200	513,800	513,800	Year End Roll	12/20/2017
2017	101	FV	201,700	2900	5,447.	280,000	484,600	484,600	Year End Roll	1/3/2017
2016	101	FV	201,700	2900	5,447.	268,400	473,000	473,000	Year End	1/4/2016
2015	101	FV	190,400	2900	5,447.	227,500	420,800	420,800	Year End Roll	12/11/2014
2014	101	FV	190,400	2900	5,447.	215,900	409,200	409,200	Year End Roll	12/16/2013
2013	101	FV	190,400	2900	5,447.	205,400	398,700	398,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7649

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12520-427		9/13/1973		31,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2019	Meas/Inspect	BS	Barbara S
8/21/2018	Meas/Inspect	BS	Barbara S
12/2/2008	Meas/Inspect	163	PATRIOT
2/1/2000	Meas/Inspect	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5447		Sq. Ft.	Site		0	70.	1.07	5									408,388						408,400	

Total AC/HA: 0.12505 | Total SF/SM: 5447 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 408,388 | Spl Credit | Total: 408,400

PRINT

Date	Time
12/10/20	22:15:57

LAST REV

Date	Time
10/29/19	13:55:52

apro

User Acct / GIS Ref / GIS Ref / Insp Date

60757

10/29/19

!7649!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	60757
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306814
Depreciation:	80999
Depreciated Total:	225815

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	M	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

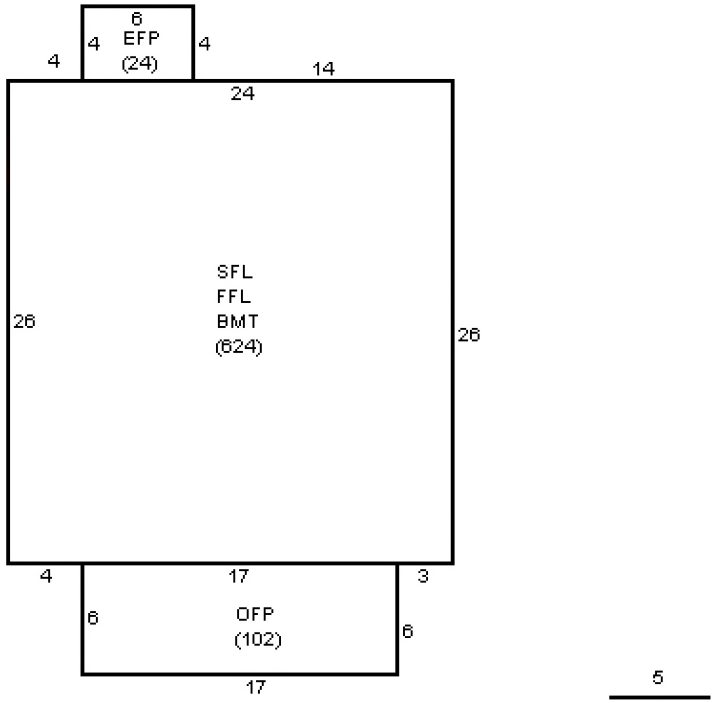
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	113.01
Final Total:	225800	Val/Su SzAd	180.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	51.600	32,197
FFL	First Floor	624	171.990	107,322
SFL	Second Floor	624	171.990	107,322
OFP	Open Porch	102	32.020	3,266
EFP	Enclos Porch	24	71.150	1,708

Net Sketched Area:	1,998			Total:	251,815
Size Ad	1248	Gross Are	1998	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	FR	1926	26.57	T	50	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900